

**Minutes of the Nailsworth Community Land Trust Board meeting held at 7pm on Monday 12th December 2016** in the Council Chamber, Town Hall, Old Bristol Road, Nailsworth, Glos. GL6 0JF

**Present:** Elizabeth Frances, Ian Potts, Ian Crawley, Steve Robinson , Keith Angus, Wendy Gerard.

**Items**

**1. Apologies:** Jonathan Duckworth, Mike Levett.

**2. Minutes of the Board meeting held on 14th November 2016** agreed.

**Action:** Jonathan to place on the website.

**3. Matters arising not on the agenda.** There were none.

**4. Other Development Possibilities.**

**4.1. Pike Lane.** Noted consultation by Newland Homes from 4pm to 8pm in the Mortimer Rooms on Wednesday 14th December on a revised scheme. CLT members and Pike Lane Campaign Group members have been encouraged to attend and write down that:

- \* the affordable homes should be to meet local need for rented homes in Nailsworth in perpetuity.
- \* this is best achieved through them being in the freehold ownership of the Nailsworth CLT.
- \* that Newland Homes and SDC need to work with Nailsworth CLT to achieve this.

**Agreed that formal letter to Newland Homes be sent setting out the CLT's desire to be involved.**

**Action: Secretary to agree letter with Chair.**

**4.2. New Lawn.** Chair reported on the meeting he, with the Secretary and Steve, had held with Ecotricity and GVA on 7th December. The revised scheme tabled was for 95 homes with 30% affordable (peppercotted in groups, rather than individually) and a small site to be provided to the community for a 'community hub'. This could be a gym, which those attending the consultation had particularly wished to see retained, but the community would have to raise the funds to build and run it. The Chair confirmed that on behalf of NCLT he CLT had asked for involvement from the outset, freehold ownership of all the affordable homes to ensure they remained available to local people in housing need in perpetuity, and, subject to the position of the Town Council, the freehold of the community site, in order that four CLT homes could be built if no other viable community use was established.

Draft formal response to Ecotricity, previously circulated, agreed with addition of SDC, as Local Housing Authority, having management and maintenance role; and the CLT not having to compete with housing associations to purchase the affordable homes off plan. **Action: Secretary to agree letter with Chair.**

**4.3. Ringfield Close SDC garage site.** noted that SDC considering whether to dispose of with other garage sites or with the rest of the Ringfield Close redevelopment site. Agreed, that on the basis that this has been confirmed by SDC as available for development, the CLT should formally register an interest. **Action: Secretary to agree letter with Chair.**

## 5. Lawnside

### 5.1. Legal Matters.

Agreed that Chair would seek pro-bono confirmation of any work in excess of the £4000 available as a grant from the NCLTN Start Up Fund, as the Letter of Engagement from TLT has quoted £4000 plus VAT plus disbursements totalling £6500. **Action: Chair** to talk to Karl to assist with achieving pro-bono support from TLT.

**5.2. Specification.** Noted earlier in the day Ian P, Ian C, Wendy, Liz and Keith had visited the following completed CLT developments:

- \* Norton CLT - ten houses in five pairs, exterior only.
- \* Toller Pocorum CLT - a terrace of five houses , visited interior of one. Positives were good internal spaces; outside well appointed, garden sheds; small rear patio with door onto it; fitted wardrobes; and well insulated with low energy costs; but Karl had confirmed AH had inherited this expensive scheme and would not have proceeded otherwise.
- \* Maiden Newton CLT - four bungalows, four flats and eight houses in two terraces, visited common interior of flat block .

Agreed that NCLT would continue to seek:

- \* wooden cladding on the upper floors
- \* outside storage - sheds and use of understairs in flat block
- \* need for variation in internal finishes
- \* colour in the floor screed

**Action: Secretary to thank Karl.**

### 5.3. Development Funding.

Noted Aster Homes had provided the confidential financial appraisal, which showed the viability gap had increased from £200K ( for which HCA grant of £20K per home was assumed) to £500K due to a 20% increase in build costs, from £1600 psqm to £2000 psqm and other increases.

**Agreed that as** the Government's Autumn Statement had not provided any clarity on HCA funds, Karl would be asked to progress the AH Investment Panel decision. **Action: Secretary.**

**6. Finances.** No matters to report or raise.

## 7. Any Other Business.

**AGM Rule Changes rejected by the FCA.** Noted a letter dated 5th Dec. had been received from the FCA stating that :

- \* the publicity for a meeting being on the website was insufficient. **Action: Chair** to explore with FCA what more was needed.
- \* the removal of the fixed term of three years for Board Directors needed to be consistent across all clauses. **Action: Chair** to review all clauses, with a view to dropping this change. .

## 8. Dates of Board meetings.

**Next Board meeting 7pm Monday 16th January 2017**

The following second Mondays in every month were agreed:

13/2, 13/3,10/4, 8/5, 12/6, 10/7, 11/9, 9/10, 13/11, 11/12. **Action: All to diary.**

Author: Ian Crawley/Board Secretary/19thDecember 2016.

